

**Recommended Findings - Variance**

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1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. This Finding is not made. The applicant has not addressed what extraordinary circumstances apply to the site or use that would deprive him of a privilege enjoyed by others and Staff was not able to justify this finding based upon the fact the lot width is nonconforming because the subject floor plan is prevalent in the area most lots are also below current R-0 standards. The lot itself is in fact typical of the area not exceptional.
2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. This finding has not been made. The lack of on site parking to serve the use's need would increase the demand of public on-street parking, potentially exacerbating crowded parking conditions on a cul-de-sac street. Crowded parking conditions are detrimental to single-family neighborhood character and may create access nuisances or hassles for neighboring residents.
3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. This finding has not been made. The intent of the ordinance is to have larger homes provide required parking on their site so as not to overly rely upon public parking to meet their needs. Expanding the home without providing for additional parking of any type does not meet the intent of the ordinance.